



23 Royal Crescent, Bath, BA1 2LT
Offers In Excess Of £500,000



23 Royal Crescent

Bath, BAI 2LT

- Prestigious Royal Crescent apartment
- Bright spacious interior
- Lift access
- Prime city location
- Parking permit available
- Iconic Georgian architecture
- Generous double bedroom
- Exclusive residents' lawn
- Walk to shops and dining

An elegant penthouse apartment with iconic views, this rare home is enviably positioned at the very top of Bath's world-famous Royal Crescent. Combining historic grandeur with modern comfort, the property enjoys bright, well-proportioned interiors, a generous double bedroom and elevated vistas across the city. With the benefit of lift access directly to the apartment, residents' access to the beautiful front green, and the option of a parking permit, it offers both ease and exclusivity. Perfect as a refined home or pied-à-terre.

Location
The Royal Crescent is one of Bath's most prestigious and internationally recognised addresses, celebrated for its sweeping Georgian architecture and commanding position overlooking the city. Living here offers the rare privilege of being immersed in history while enjoying every modern convenience just moments away. Residents benefit from the tranquillity of the landscaped Crescent lawns and nearby Royal Victoria Park, while also being within easy walking distance of the city centre shops, award-winning restaurants, cultural attractions and transport links. It is a location that perfectly balances heritage, elegance and lifestyle.

Tenure: Leasehold
Lease length: 999 years from 25th March 1980
Service charge: £4665.44pa
Ground rent: not currently collected
Council Tax band: D
EPC: E



Communal Landing

Hallway	2'9" x 12'2" (0.86m x 3.71m)
Bedroom	9'10" x 14'2" (3.02m x 4.32m)
Living room	13'8" x 18'0" (4.17m x 5.49m)
Kitchen	9'3" x 5'6" (2.84m x 1.70m)
Bathroom	10'2" x 4'3" (3.10m x 1.32m)



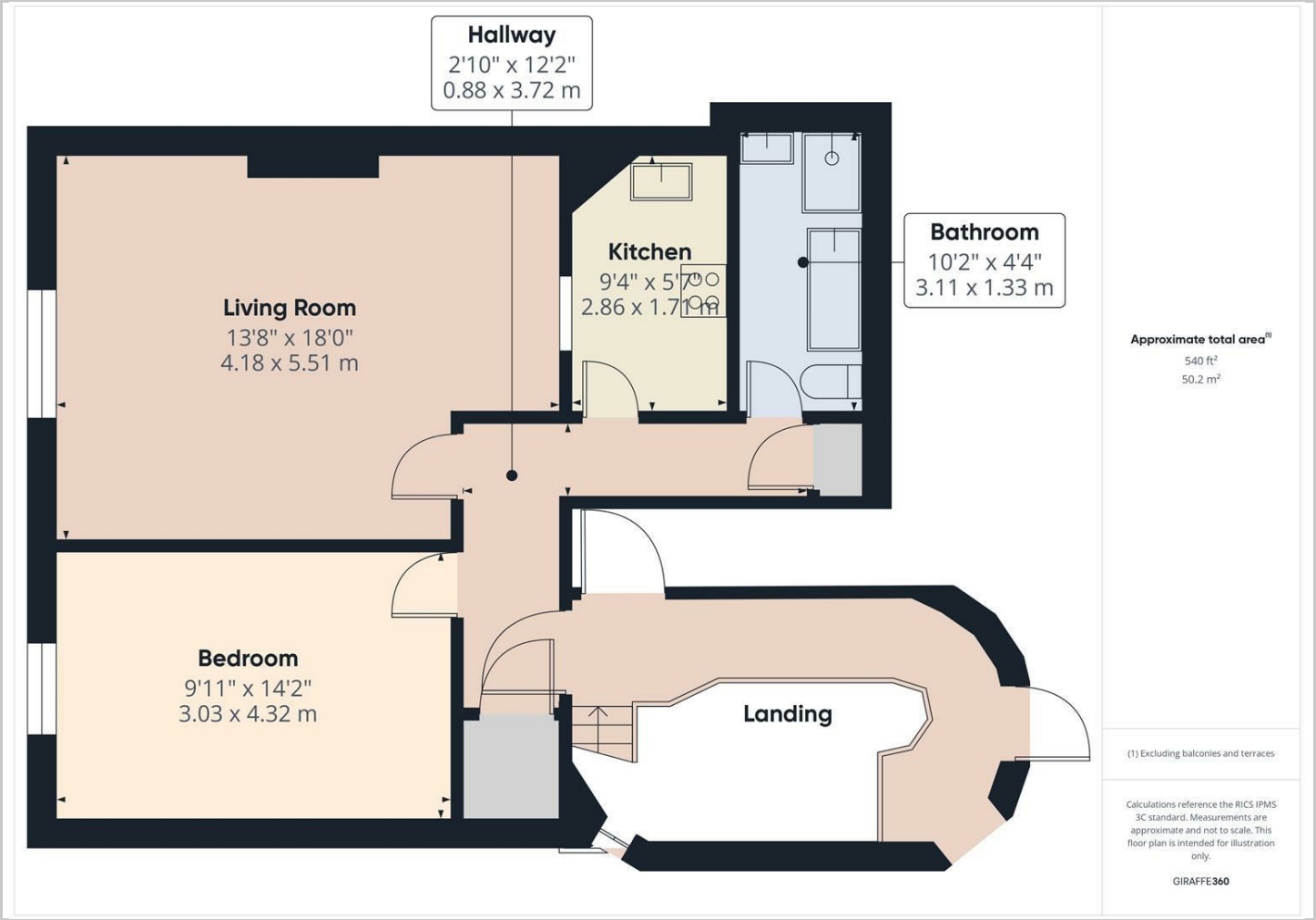


Directions





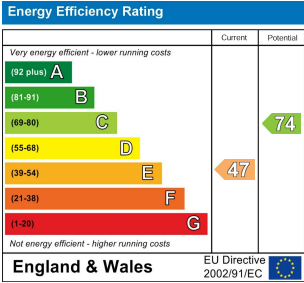
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Bath Office on 01225 904999 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.